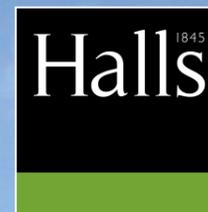


FOR SALE



Plot 21 - Yateley Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT



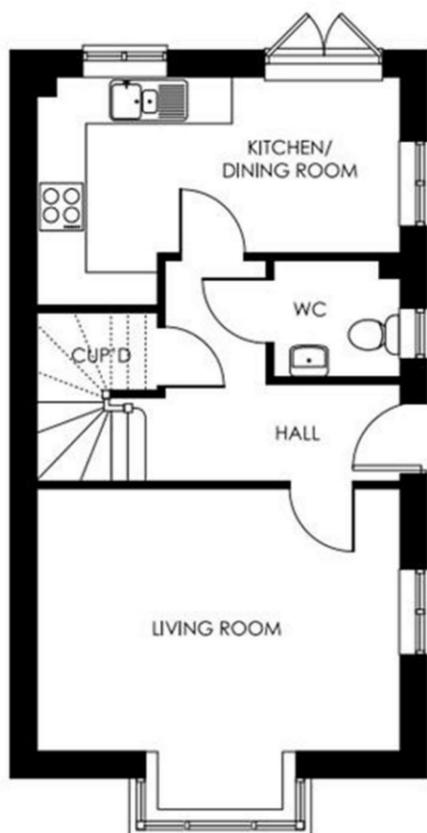
FOR SALE

Price Guide £382,500

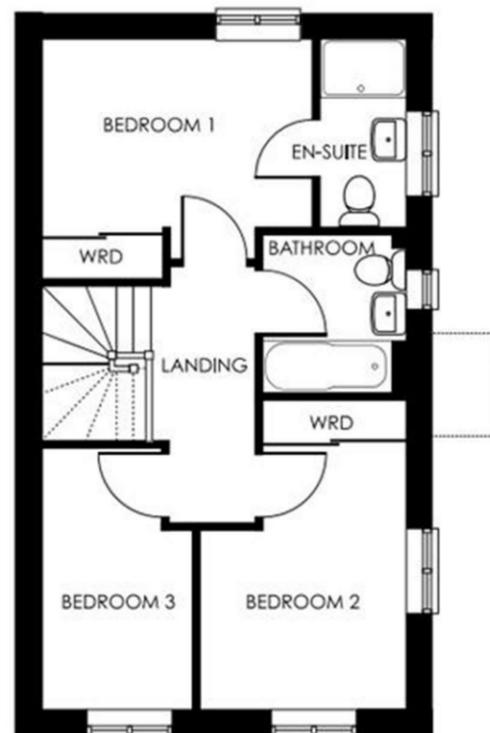
Plot 21 - Yateley Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT

An impressive and most desirable detached home, providing wonderfully appointed and attractively proportioned accommodation, set with driveway parking, garaging and front and rear gardens, positioned on this sought after and exclusive development.

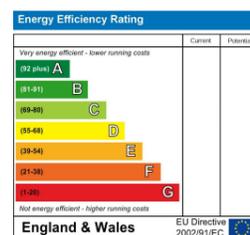
GROUND FLOOR



FIRST FLOOR



Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Excellent access to town amenities.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 1067 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump
- Choice of kitchen units with quartz or laminate worktops
- Electric vehicle charging point
- Fibre ready (FTTP)
- EPC rating B

### THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

### THE DEVELOPMENT

Mytton Oak Manor offers an assortment of two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection and four bedroom detached properties from our Prestige Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

### THE HOMES

Mytton Oak Manor comprises house types from our Legacy, Classic and Prestige Collections, including two & three bedroom semi-detached, as well as three & four bedroom detached homes. All of the homes come with private driveways and some also include a garage. Each home includes a private secluded garden, electric car charging point, air source heat pump and high-quality design features.

### LEGACY COLLECTION

The Legacy Collection includes homes with up to three bedrooms, ideal for those looking for convenient and contemporary living. As standard, these homes feature high-quality finishes, fixtures and fittings with renowned brands. Should you wish, there are upgrades available through our Personal Touches brochure to ensure you make our house your home.

### DESCRIPTION

To the ground floor is a spacious central hallway which leads off to the appealing living room, housing a bay window. Also accessed off the hall is the impressive kitchen diner, containing an extensive range of units, numerous integrated appliances and a pair of French doors which lead out to the rear gardens. To complete the ground floor is a WC and built in storage cupboard. On the first floor, there are three bedrooms, the principal of which provides built in wardrobes and an en-suite shower room. The remaining two bedrooms are served by the family bathroom, which contains a well appointed suite. Outside, is a large driveway with EV charging point which leads to the single garage. The gardens to both the front and rear have been laid for ease of maintenance.

### ACCOMMODATION

#### ENTRANCE HALL

**LIVING ROOM**  
16'11" x 12'2"

**GUEST WC**

**KITCHEN/DINING ROOM**  
16'11" x 7'7"

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
12'8" x 11'2"

**BEDROOM TWO**  
14'5" x 9'6"

**BEDROOM THREE**  
12'3" x 7'1"

**BATHROOM**

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.